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Redevelopment Board Minutes 02-25-2002

Minutes of February 25, 2002

Present: Roland Chaput, Chair
Barry Faulkner
Nora Mann
Ed Tsoi
John FitzMaurice

Others Present: Kevin O'Brien, Assistant Director of Planning
Joey Glushko, Planner

The Chairman called the meeting to order at 8:03.

Freeland Abbott of the Zoning Bylaws Review Committee was asked to participate in a discussion of Town Meeting Warrant article 14 which proposes to amend the Zoning Bylaw by requiring environmental design review for certain activities near specified special places. After quite a bit of discussion Board voted on a motion by Nora Mann, seconded by Ed Tsoi that the Board request the opinion of Town Counsel regarding the fact that the creation of special places is done without any notice to affected property owners and the fact that the proposed warrant article seems to allow the creation of districts governed by the Zoning Bylaw without amending the Zoning Bylaw which Chapter 40A prohibits. The motion passed 5 - 0.

The Board then discussed the amendment proposed by Warrant Article 12 which proposes to change the definition of the height of a building.

The Board then discussed the status of the RFP that is being drafted to obtain consultant services concerning the Symmes Hospital property. David Walkinshaw and Frank Hurd of the Symmes Advisory Committee were present for the discussion. The Board acknowledged that the latest version of the RFP was drafted by Mr. McClennen, Jr., Director of Planning, without the benefit of input he had requested from the S.A.C. and that it seemed impossible for the Board to get such input, review it and approve it by its meeting on March 4th. The Board requested that the SAC provide input on the latest version of the RFP to the Planning Department by March 18 and that the ARB decide the final form at its meeting March 25. The Board advanced the idea that the ARB and SAC meet quarterly and that milestones be identified for accomplishment or decisions at each meeting.

Mr. OBrien showed the Board the plans for the two industrial buildings that Freedom Development Corp. now proposes for 40-42 Brattle Street instead of the permitted office building. The Board voiced its disappointment and voted to send a letter to Freedom Development expressing its concern. Moved by Ed Tsoi, Seconded by Nora Mann, passed 5-0.

Mr. OBrien reported on the progress of obtaining resident engineering services for the construction at Reeds Brook.

The Board continued its discussion about the Symmes property and Nora Mann indicated that although she will try to continue as the Boards liaison to the SAC, she finds it personally very difficult.

Ed Tsoi suggested that the ARB come up with milestones for the process leading up to disposition of the Symmes property. Barry Faulkner suggested that the milestones be projected out several years to cover all possible involvement with the renewal project. The Planning Department was asked to draft milestones for discussion.

The Board briefly discussed its stewardship of the property during the remaining planning process and asked that the subject of conserving operating expenses be put on the ARB agenda for March 4.

11:00 p.m. Adjournment. Moved by Mr. Tsoi, seconded by John FitzMaurice, to adjourn; unanimous vote in favor.

Respectfully submitted,
Alan McClennen, Jr.